

FAS LOCATION 1 Requirements and General Information

Location 1 is a five-character element identifying the geographical location of an asset. Location 1 is a **required** element maintained on FAS Table 38 for statewide use, and on FD19 (*FAS Descriptor Table 19*) for agency specific use. This element helps prepare risk management insurance information relating to buildings and contents. Additionally, this code will satisfy legislative and other requests, regarding property that the State owns, rents, or leases. The State Controller's Office (SCO) Bureau of Accounting Operations assigns and maintains Location 1 numbers on Table 38 - FAS LOCATION1 TABLE. Table 38 also contains the data elements to define the real property.

For example, some of the elements include:

COUNTY:	BLOCK:	SUBDIV :
PARCEL:	TRACT:	EASEMNT:
LOT NO:	INSTR:	CONS CD:

Location numbers can be alphanumeric. However, the numbers are usually sequential with the following parameters:

Sequential Number Ranges	Parameters
00100 – 49999	State-owned or managed
50000 or greater	Leased buildings

Buildings will require a reference Location 1 for the Land. If this is not available, (FAS previously didn't require it) the land may have to be added prior to adding the building.

STATE OF IDAHO

FAS LAND AND BUILDING MAINTENANCE

Name	Name of Agency making the request
Code	Agency Number
Date (mm/dd/yyyy)	Date of the request

Function	
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Required fields	<input type="text"/>	Both must be Entered or Blank	<input type="text"/>
Required for buildings	<input type="text"/>		

Location1	5 characters		Responsible Agency	D02	
Ownership	FD23		Owner Comment or Ref		
Class Code	FD02		Loc1Land Associated		
Year Built					
Street Address					
Reference Address					
City			Zip Code		
Miles from Town			SQ FT	or acreage, or lot size	
Acreage	or sqft, or lot		Lot Size	or acreage, or sqft	BY
Description					

County	FD08	Block		Subdiv	
Parcel		Tract		Easemnt	FD10
Lot No		Instr	FD09	Cons CD	FD07

Original Amount \$	Can be < \$1.00, but not zero	Fair Market Value	\$	
		Date of FM Valuation (mm/dd/yyyy)		

Authorized Signature: (The fiscal officer or FAS representative)

Date: _____

D02	Agency Control
The agency number entered will be validated to this table in STARS.	

FD 02	Class Code
The class code entered will be validated to this table in FAS.	

FD07	Construction Code	Notes
AAA	Construction Class A	<i>See the Marshall Valuation</i>
BBB	Construction Class B	<i>Service – Class of</i>
CCC	Construction Class C	<i>Construction chart below</i>
DDD	Construction Class D	<i>for an explanation of</i>
SSS	Construction Class S	<i>construction codes.</i>

FD08			County Code						
01	Ada	11	Boundary	21	Franklin	31	Lewis	41	Teton
02	Adams	12	Butte	22	Fremont	32	Lincoln	42	Twin Falls
03	Bannock	13	Camas	23	Gem	33	Madison	43	Valley
04	Bear Lake	14	Canyon	24	Gooding	34	Minidoka	44	Washington
05	Benewah	15	Caribou	25	Idaho	35	Nez Perce		
06	Bingham	16	Cassia	26	Jefferson	36	Oneida		
07	Blain	17	Clark	27	Jerome	37	Owyhee		
08	Boise	18	Clearwater	28	Kootenai	38	Payette		
09	Bonner	19	Custer	29	Latah	39	Power		
10	Bonneville	20	Elmore	30	Lemhi	40	Shoshone		

FD09	Instrument
01	Warranty Deed
02	Quick Claim Deed
03	Bargain & Sale Deed
04	State of Idaho Grant
05	Government Grant
06	Government Withdrawal
07	Easement
08	Materials Lease
09	Minerals Lease
10	Building Lease

FD10	Easement Code
01	Utility
02	Roadway
03	Standard Approach
04	Partial Control Type A
05	Partial Control Type B
06	Partial Control Type C

FD23	Ownership
A	Agency Owned
C	Combined with other State Agency
E	Endowment Property
F	Federal Ownership & Title Reportable
G	Grants with Potential Federal Claim
L	Lease Property
N	Non State Agency Owned
O	Other State Agency Owned
X	Non-reportable – Federal Title

MARSHALL VALUATION SERVICE

CLASS OF CONSTRUCTION

The class of construction is the basic subdivision in the Marshall Valuation Service, dividing all buildings into five basic cost groups by type of framing (supporting columns and beams), walls, floors, roof structures, and fireproofing.

Class “A” buildings have fireproofed structural steel frames with reinforced concrete or masonry floors and roofs.

Class “B” buildings have reinforced concrete frames and concrete or masonry floors and roofs.

Class “C” buildings have masonry or concrete exterior walls, wood or steel roofs, and floor structures, except for concrete slab on grade.

Class “D” buildings generally have wood frames, floors, and roof structures. They may have a concrete floor on grade and other substitute materials but are considered combustible construction. This class includes the pre-engineered pole- or post-frame buildings.

Class “S” buildings have frames, roofs, and walls of incombustible metal. This class includes the pre-engineered metal buildings.

In each class, there will be variations, combinations, and subclasses, but for the purposes of pricing, the major elements of the building should be considered in selecting costs from the tables. Thus, if a building, which is otherwise in Class B, has a wood or steel truss roof, the cost for the Class B building may still be representative. Also, a Class C building may have concrete plank floors. Interpolations may be made if the appraiser feels the building overlaps two classes sufficiently or the Segregated Cost Sections may be used to modify the cost.

In most localities, some buildings are built which are hybrids in construction, such as those with complete Class A framing, including columns and girders, but with wood floor joists and sheathing. In all such hybrids, the appraiser must judge whether to adjust the costs or interpolate between classes and qualities.

CLASS	FRAME	FLOOR	ROOF	WALLS
AAA	Structural steel columns and beams, fireproofed with masonry, concrete, plaster, or other noncombustible material.	Concrete or concrete on steel deck, fireproofed.	Formed concrete, precast slabs, concrete or gypsum on steel deck, fireproofed.	Nonbearing curtain walls, masonry, concrete, metal and glass panels, stone, steel studs and masonry, tile or stucco, etc.
BBB	Reinforced concrete columns and beams. Fire-resistant construction.	Concrete or concrete on steel deck, fireproofed.	Formed concrete, precast slabs, concrete or gypsum on steel deck, fireproofed.	Nonbearing curtain walls, masonry, concrete, metal and glass panels, stone, steel studs and masonry, tile or stucco, etc.
CCC	Masonry or concrete load-bearing walls with or without pilasters. Masonry, concrete or curtain walls with full or partial open steel, wood or concrete frame.	Wood or concrete plank on wood or steel floor joists or concrete slab on grade.	Wood or steel joists with wood or steel deck. Concrete plank.	Brick, concrete block or tile masonry, tilt-up, formed concrete, nonbearing curtain walls.
DDD	Wood or steel studs in bearing wall, full or partial open wood or steel frame, primarily combustible construction.	Wood or steel floor joist or concrete slab on grade.	Wood or steel joist with wood or steel deck.	Almost any material except bearing or curtain walls of solid masonry or concrete. Generally combustible construction.
SSS	Metal bents, columns, girders, purling, and girts without fireproofing, incombustible construction.	Wood or steel deck on steel floor joists or concrete slab on grade.	Steel or wood deck on steel joists.	Metal skin or sandwich panels. Generally incombustible.